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BUNGALOWS
AND
COUNTRY RESIDENCES

BY

R. A. BRIGGS

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BUNGALOWS

AND

COUNTRY RESIDENCES.

A Series of Designs and Examples of Recently Executed Works.

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BY

R. A. BRIGGS, ARCHITECT, F.R.I.B.A.
(Soane Medallist.)

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THIRD EDITION, WITH ADDITIONAL PLATES.

LONDON:
B. T. BATSFORD, 94, HIGH HOLBORN, W.C.
1895.

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PREFACE TO THE THIRD EDITION.

IN presenting this Third Edition of "BUNGALOWS AND COUNTRY RESIDENCES," with the addition of four Plates, I need add no words to what I have already written, beyond thanking those who have, by buying up the First and Second Editions of the Work, induced me to believe that the re-issue of it will be acceptable to many others.

R. A. BRIGGS.

2, DEVONSHIRE SQUARE, E.C.
June, 1895.

PREFACE TO THE SECOND EDITION.

THE very favourable reception given to the First Edition of this Work has induced me to re-issue it in its present form, which I hope will still further fulfil the object of the first publication, viz., to supply a Book of Designs, with estimates, for Bungalows and Country Houses, designed economically and with regard to picturesque effect.

The issue of this Second Edition in a cheaper form than the original, will, it is hoped, meet the needs of many persons who, before they begin building, wish to obtain a general idea of architectural styles suitable for small houses, and of what may be obtained for the outlay they propose making; and the addition of six new Plates with estimates of cost will doubtless render the Work more acceptable.

It should be noted that, owing to the strikes in the Building Trade which have taken place since the issue of the First Edition, the cost of the buildings shewn on Plates I. to XXVIII. must be increased by ten per cent.

I have to thank all those friends and clients who contributed to the success of the First Edition of "BUNGALOWS AND COUNTRY RESIDENCES,"—a success which is rarely reached in the publication of architectural works,—and I trust that a like fortune may attend the present venture.

R. A. BRIGGS.

2, DEVONSHIRE SQUARE, E.C.
January, 1894.

PREFACE.

THE present publication will, I hope, supply a want which has not hitherto been filled by the various works treating of Designs for Cottages and Country Houses. The preparation of the drawings has been a pleasant relief in the busy duties of a profession, of which the practical and non-artistic side often makes the greater call upon one's time and attention, but the kind assistance rendered me by Messrs. R. DAVISON, H. B. BRIGGS, A. N. PRENTICE, TIMMS, and WEBB, has lightened my labours in many ways.

I have attempted in this book to make a selection from my sketches, which shall give as much variety as possible, not only in the designs but also in the cost, which ranges from £250 to £4,500. A room more or less can generally be added or omitted without altering the idea of each design, and this work should be useful to persons intending to build, as the actual cost is given of those Bungalows and Houses which have been built, and the estimated cost of those not yet erected, based on estimates received from builders.

Regarding the Country Houses, the plans and views speak for themselves, and so I need only say that my aim has been to show that small houses, costing about £700, can be built simply, economically, and, I hope it will be thought, artistically. And my work will not have been in vain if it demonstrates that small houses, which would let for about £60 or £70 per annum, can each have its own individuality, and that it is not necessary that modern cheap houses should be so general, distinctive only by their ugliness and vulgarity, which are due I suspect in most cases to the fact that an Architect has not been asked to prepare the designs.

And now for a word about Bungalows and Bungalow Houses. What is a Bungalow?

Our imagination, if we have not travelled beyond Europe, immediately transports us to India, with its glaring sun and arid soil, to low, squat, rambling, one-storied houses, with wide verandahs, latticed windows, flat roofs, and with every conceivable arrangement to keep out the scorching rays of the sun and to promote as much coolness as possible. Or else we think of some rude settlement in one of our colonies, where the houses or huts, built of logs of wood hewn from the tree, and with shingle roofs, give us an impression, as it were, of "roughing it."

But this is not the kind of Bungalow suitable for our climate, neither is it necessary that it should be a one-storied building or a country cottage. A cottage is a little house in the country, but a Bungalow is a little country house—a homely, cosy little place, with verandahs and balconies, and the plan so arranged as to ensure complete comfort, with a feeling of rusticity and ease. Cheapness and economy are important factors, but they should not be obtained at the cost of substantiality and utility. Our climate is not so hot, nor our sun so scorching, that we can dispense with its rays, nor can land be bought in England for the proverbial "song," so as to allow of a Bungalow containing many rooms being built in one storey. We have also to consider the Bye Laws of the Local Authorities, and that wood, bricks, and labour must be paid for. In England, too, we must have our roof so constucted that the rain-water can easily get away, and although we can have balconies and

verandahs, we must allow the sunlight to enter our rooms. It is cheaper also to have a house of two storeys with the bedrooms partly in the roof, than to have all the rooms on one floor. A most important point is that of the sanitary arrangements, which must of course receive great attention, and in the cheapest Bungalow the most approved system must be adopted.

With all these conditions, however, Bungalows are very cheap in comparison with Houses, as the great aim in the designs being simplicity, the planning may be somewhat different; and the walls may be built of wood, where allowed by the Local Authorities, or when built 30 feet away from the boundary-line of the site. On this account Bungalows are getting very popular and appeal especially to people of moderate means in a City like ours, where the grime and the smoke, the bustle and the hurry, make us long for the country and its freshness, where at a small expense we may pass a quiet week-end, "far from the madding crowd," to strengthen us for the next week's toil. A House in the country with its attendant expenses would be beyond our means, but a Bungalow can be built and maintained at a comparatively trifling cost.

Bungalows, if they are built of stud-walls, can be covered outside either with tiles or weather-boarding, creosoted, or stained and varnished, or oiled; or they may be "rough cast." Inside, the walls should be plastered. Brick is also available, but experience tells us that it is warmer and drier in winter, and cooler in summer, to have stud-walls covered in the manner described, than to have thin brick walls. The roofs can be tiled either with the ordinary flat tiles or with patent pantiles, which give a pleasing effect. They can also be thatched, where allowed. Where the walls are built of brick, they can be 9-inch walls, tiled or rough cast, but this somewhat increases the expense. Great variety can be obtained in the planning, and a very useful and economical arrangement is the Hall-Sitting Room. This does away with a great amount of passage space, and it should be borne in mind that passages, except for the purpose of giving access to rooms, are all waste. The Hall-Sitting Room can be made a most effective feature, and it can be used for a variety of purposes. Large verandahs and balconies can be arranged, but as a rule, one window in each room should have direct light. Large bow windows can also be contrived, as they have the advantage of the verandah, but being under cover are more suitable to our uncertain climate.

The furnishing should be cheap and simple in character, the furniture bent wood or bamboo; the floors stained and varnished, or covered with matting; the woodwork painted white; and the general decorations of the airiest description.

Great care should be taken in laying out the Gardens, and attention should be given even to the smallest details, such as gates and fences. What lends so great a charm to many of the old Country Houses is their gardens: their high privet hedges giving a shelter from the cold winds; their "Italian" gardens, with their box borders and gravel paths laid out in geometrical patterns; their yews cut and clipped in fantastical forms; a terrace for a stroll; a rustic summerhouse for a book; all quaint, picturesque and charming. And if the walls of the Bungalows were covered with creepers of jasmine and roses, and the little gardens filled with old-fashioned sweet-smelling flowers, its owner may look round, and say with Herrick—

"Here we rejoyce, because no rent
We pay for our poore tenement;
And bless our fortunes when we see
Our own beloved privacie."

R. A. BRIGGS.

2, DEVONSHIRE SQUARE, E.C.
Feb. 28th, 1891.

DESCRIPTION OF PLATES.

PLATES I. AND II.—These Plates show illustrations of a Bungalow-House designed to be built in Surrey. Advantage has been taken of the fall of the ground so that the principal floor, containing the reception rooms and best bedrooms, shall be about 10 feet above the ground at the lowest point. A verandah runs nearly round the House, from which magnificent views would be obtained. The feature of the House is the large Hall, 55 ft. by 18 ft., which would be used as a Dining Room and for general purposes. Plate II. shows a view of it, with its open timber roof, clerestory, and bow windows, ingle-nook, and high dado panelling. At the south end of the Hall is a minstrels' gallery, to which a turret staircase gives access, as well as to the Smoking Room on the lower floor. The walls to the lower floor would be of brick faced with stone, the remainder being stud-walls, covered with tiles and "half-timber" work. The roofs would be tiled. The estimated cost was £2,200.

PLATE III.—This House has been built at Wembley, and the aim has been to design a House at a moderate cost—the price being about £800—which should be simple and effective in character. The Hall, with the staircase, turret, and bow window, considerably tend to make it different from the ordinary small house of the same dimensions. The House is faced with red bricks, the mullions and dressings to the turret and porch being of stone, the other mullions being of wood. The roofs are tiled, and the whole of the woodwork will be painted ivory white, and varnished.

PLATE IV.—This is a design for a House about to be built on an acre plot of land near London, and contains accommodation much in request for Houses to let at about £100 per annum. The walls to the ground floor will be faced with red bricks, and those to the first floor, together with the roof, will be hung with tiles. The gables of half-timber work have been introduced to form a contrast to the red tiles and bricks. The upper lights of the windows will be filled with clear leaded glass. The estimated cost of the House is £1,100.

PLATES V. AND VI. show a Bungalow-House now being built at Northwood. The whole of the rooms on the first floor are in the Mansard roof—a cheap form of construction—and although one wall to each room is sloping, it can be fitted with cupboards, etc., which would hide the slope, if considered a defect. The roof is covered with boarding, felt, and tiles, which render the rooms cool in summer and warm in winter. Particular care will be taken to lay out the garden in the "old Italian fashion," with pleasaunces, etc., formed with high yew and privet hedges. The cost of this House was £900.

PLATES VII., VIII., AND IX.—This Bungalow has been built at Bellagio, as a bachelor's summer residence. The Hall-Sitting Room is used as a Dining and Drawing Room. Plate IX. shows the interior with the small gallery and ingle-nook of oak, stained dark. The whole of the windows are filled with lead lights, and the woodwork throughout is stained dark brown. A verandah

runs nearly round the whole Bungalow, and the roof is thatched. The space contained by the stone dwarf walls is now used only as cellarage, but, at a small expense, it could be converted into rooms. The cost of the building was under £800.

PLATE X.—This is a design for a House to be faced with stone. The Hall will be carried up two floors in height, and considerable effect will be gained by the staircase and arcaded corridor opening into it. The Dining and Drawing Rooms could be thrown into one by folding doors, as both rooms open into the Vestibule. The House was designed to be built on a site having a considerable fall, and advantage has been taken of it by placing the butler's pantries, housekeeper's room, facing the garden; and the Kitchen offices facing the back, on the lower level. It was proposed that the fittings to the Hall and Reception Rooms should be of oak. Ten bedrooms will be provided. The estimated cost is £4,500.

PLATE XI.—This design is for a cheap Bungalow to be built in a hilly district, as shown on the drawing, the effect being gained by the simplicity of the design. The walls would be of brick and rubble, and the roofs thatched. A Hall-Sitting Room is provided, which is an economical arrangement of plan, as it obviates the necessity of long passages, and would be used as a general sitting room. The bedrooms would be cut off by a door into the passage giving access to them, which is a necessary arrangement for Bungalows on one floor. The woodwork would be painted white throughout, except the outside louvre shutters, which would be painted bright green. The estimated cost is £400.

PLATES XII. AND XIII.—This House has been built at Maidenhead, and the design shows how a house, simple, and it is hoped effective in character, can be built at a moderate cost, the contract price having been £1,400 odd. As serious alterations and additions have been made, a whole floor having been added, this sum has been considerably increased. The House is designed in a style so often seen in the old Surrey and Sussex homesteads, which delight the eyes of most people by their charming air of cosiness and comfort: their disagreeables have been omitted by having rooms of a fair height; windows which keep out the draught; and the sanitary arrangements the best that modern science can teach. The garden is designed to be laid out as that at "Levens," by Monsieur Beaumont, "Gardener to King James II., who also layd out Hampton Court Palace."

PLATES XIV. AND XV. show a design for a Bungalow in a free Greek style, giving, in an economical way, an individuality to a cheap class of building. The walls would be faced with stone, and the roof covered with patent pantiles. The cost of this Bungalow would be £900.

PLATE XVI. is a design for a House economically built at Sutton. The cost of it was £700. The walls to the ground floor are 16 in. hollow walls faced with red bricks, and those to the first floor 9 in. covered, as the roofs, with tiles. The whole of the woodwork is stained dark brown and oiled, and the windows are filled with leaded lights.

PLATE XVII.—This is an illustration of a very cheap Bungalow built in Surrey, with the two end bedrooms omitted—thus providing three bedrooms—at a cost of £250. The walls are of stud-work covered with felt and weather-boarding, oiled, stained, and varnished, on dwarf brick walls; and as the latter have a proper damp-proof course, any chance of damp rising is obviated. This form of construction has shown that it is warmer in winter than an ordinary 9 in. brick wall, and cooler in summer. The roofs are tiled, and the walls inside are plastered. The whole of the woodwork, except the weather-boarding, is painted ivory white.

PLATE XVIII.—This is a design founded on one for a Bungalow lately built in Surrey, at a cost of £450. The ground floor walls are of brick, and the first floor walls of stud-work covered with tiles.

PLATE XIX.—The Bungalow-House illustrated by the plate was designed to be built at Hampstead, and is somewhat similar in style to the Bungalow shown on Plates V. and VI. Eight bedrooms will be provided ; the estimated cost was £1,800.

PLATES XX. AND XXI.—This is a design for a Bungalow-House with the ground floor walls faced with stone, and the first floor walls covered with "half-timber" work. The principal feature is the Hall, carried up two floors in height, and having an enriched plaster ceiling. An arcaded corridor, giving access to the bedroom, runs completely round, thus greatly economising space, and giving a picturesque effect to the Hall, shown on Plate XXI. The woodwork would be stained dark as old oak. An ingle-nook is planned in the dining room, and a verandah runs the whole length of the building. The estimated cost is £1,500.

PLATES XXII. AND XXIII.—These plates show a design for a House that was proposed to be built in New Zealand. As earthquakes are prevalent in that country, the walls of the House are of timber construction covered with weather-boarding, on low dwarf brick walls, which latter, with the chimneys, are the only parts in that material. The estimated cost was £4,500.

PLATE XXIV.—This house has been built at Northwood, and is similar in design to Plates V. and VI. The cost was under £700.

PLATES XXV. AND XXVI.—This is a design for a small House, suitable for a low-lying and flat country. The estimated cost is £450. Plate XXVI. shows the treatment of the sitting-room hall, ingle-nook and staircase. The woodwork would be painted white.

PLATE XXVII.—This Bungalow-House has lately been built in Surrey, with certain alterations. The walls to the ground floor are faced with red bricks, and those to the first floor of stud-work, cemented, and "rough-cast." The estimated cost was £670.

PLATE XXVIII.—This plate shows a treatment of a Dining Room and Furniture. The latter was executed in walnut at a cost of £200. The settle on the left of the illustration has a canopied head covered with gilt Lincrusta.

PLATE XXIX.—This is a design for a House in the 18th century Renaissance style. Great uniformity is aimed at, the simplicity and proportions of the design being more considered than elaborate ornament. The walls would be faced with red bricks, and the dressings would be of stone. The roof would be tiled. The entrance gates and piers, giving great stateliness to the approach, are a particular feature of this style. The estimated cost is £2,500.

PLATE XXX.—Shews a design for a Bungalow-house, which is cruciform on plan. The walls up to the first floor level would be faced with red bricks ; the walls to the first floor and the roofs would be tiled. The woodwork would be painted white. The estimated cost is £800.

PLATE XXXI.—This is a design for a Bungalow on one floor. The walls would be built with rubble or bricks, and would be "rough-cast," the arches to the Piazza being of red bricks, and the voussoirs of the principal entrance being of stone. The chimneys also would be faced with stone and the roofs would be tiled. The woodwork generally would be painted white, the shutters to windows and Entrance Door being bright green. The estimated cost is £550.

PLATE XXXII.—This is an illustration of the Entrance Front of a house which has lately been built at Harrow-on-the-Hill. The Hall is carried up two stories with a gallery round, and is similar to the hall shewn on Plates XX. and XXI. Six Bedrooms, a Dressing and Bath Room, with W.C., &c., are provided on the first floor. The walls to the Ground Floor, the Entrance and Dining Room with Bedroom over, are faced externally with red bricks and have Monk's Park stone dressings; the rest of the walls are covered with tiles or half timber work, as shewn in the illustration. The whole of the woodwork is stained dark brown and oiled. The contract price was £2,070.

PLATES XXXIII. AND XXIV.—Shew an illustration of a house with its walls either built or covered entirely with half timber work. The design was founded on that of Bramhall Hall, and was made for a gentleman who is a member of the family who owned and inhabited this fine old mansion. The woodwork would be stained dark brown and oiled. The roofs would be tiled. Plate XXXIII. shews the Entrance Front, and Plate XXXIV. the Garden Front. The estimated cost is £1,500.

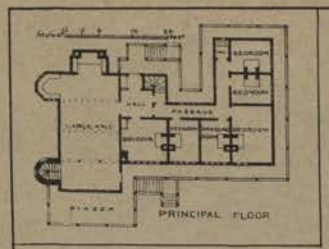
PLATE XXXV.—This is the Garden View of a house which was proposed to be built at Llandaff. The walls up to the first floor level would be faced with red bricks, the rest of the walls being covered with half timber work or tiles, as shewn on the illustration. The estimated cost of this house, when finished internally with handsome mantels and dado panelling, was £4,000.

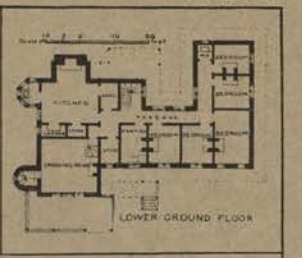
PLATE XXXVI.—This is the Entrance Front of a House, the Garden Front and Plans of which are illustrated on Plate XXXV.—the preceding plate.

PLATE XXXVII.—Shews the design of a House which would have its walls to the Ground Floor faced with red bricks, those to the First Floor being covered either with tiles or "half timber" work. The two circular Bay Windows to Drawing Room and Bedroom over would be "rough-cast." The Roofs would be tiled. There are nine Bedrooms, a Dressing Room and Bath Room, &c., on the First Floor. The estimated cost is £4,000.

PLATE XXXVIII.—This is an illustration of a pair of semi-detached Houses which were designed for a plot of ground where the space was somewhat limited. There are four Bedrooms and two Attics to each House. The cost of the Houses was £2,000 for the pair.

PLATE XXXIX.—This is the Garden Front of a House which has been built at a cost of £1,400. The design is somewhat similar to that illustrated by Plates V. and VI.





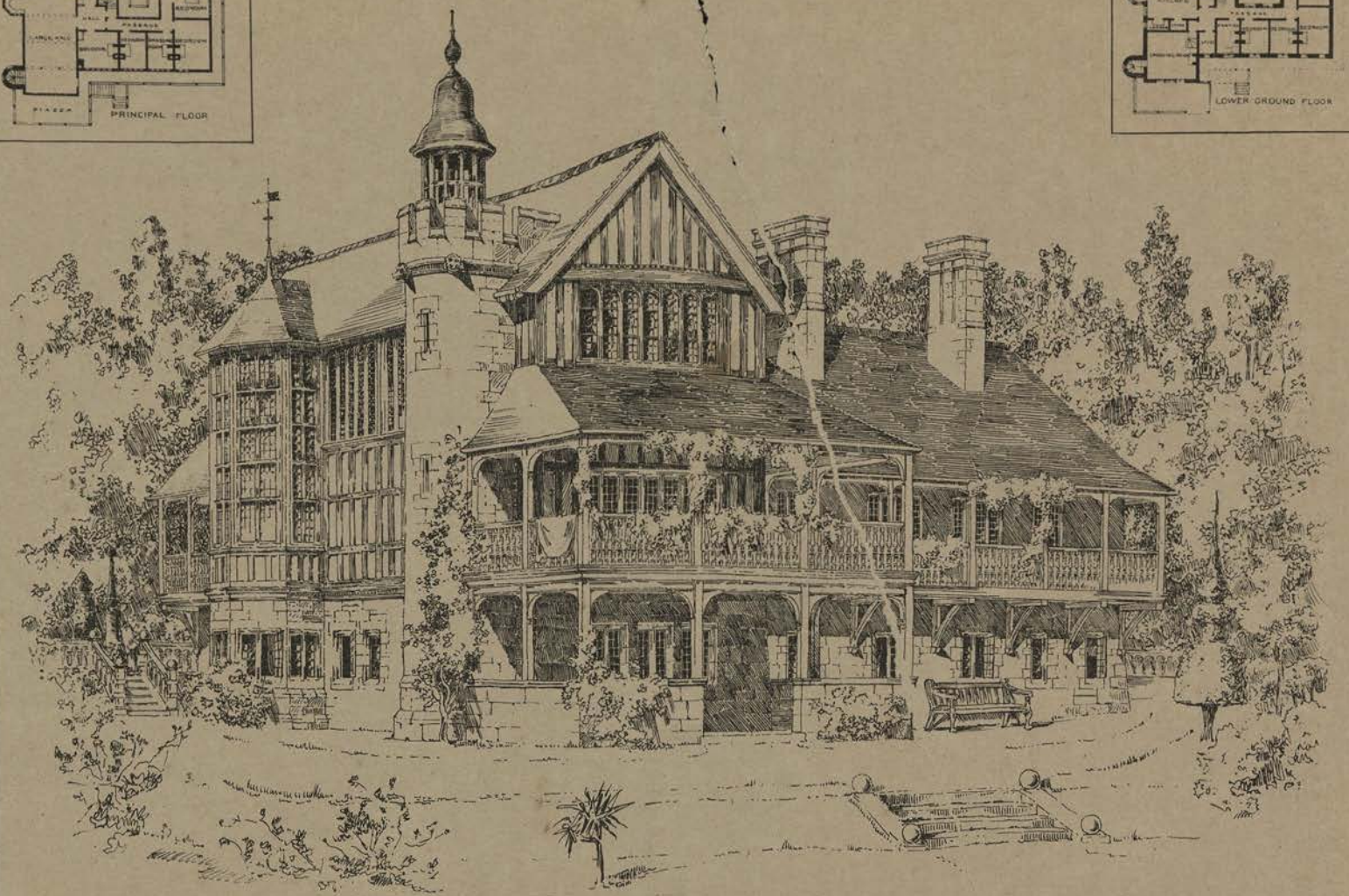


Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

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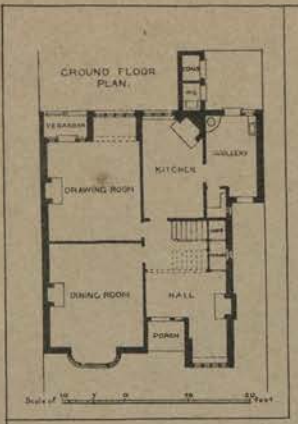
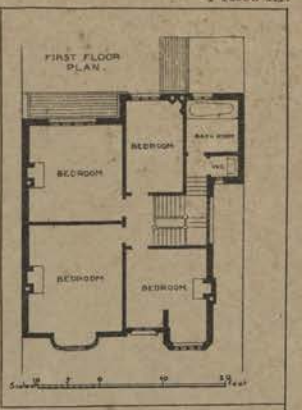
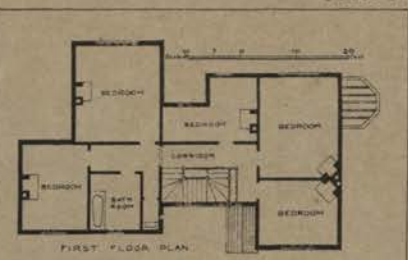




House at Wembley.

Photo-Lithographed & Printed by James Akerman, 6, Queen Square, W.C.



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House at Northwood

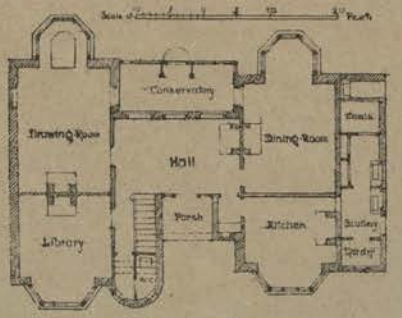
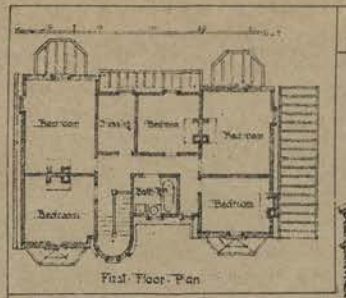


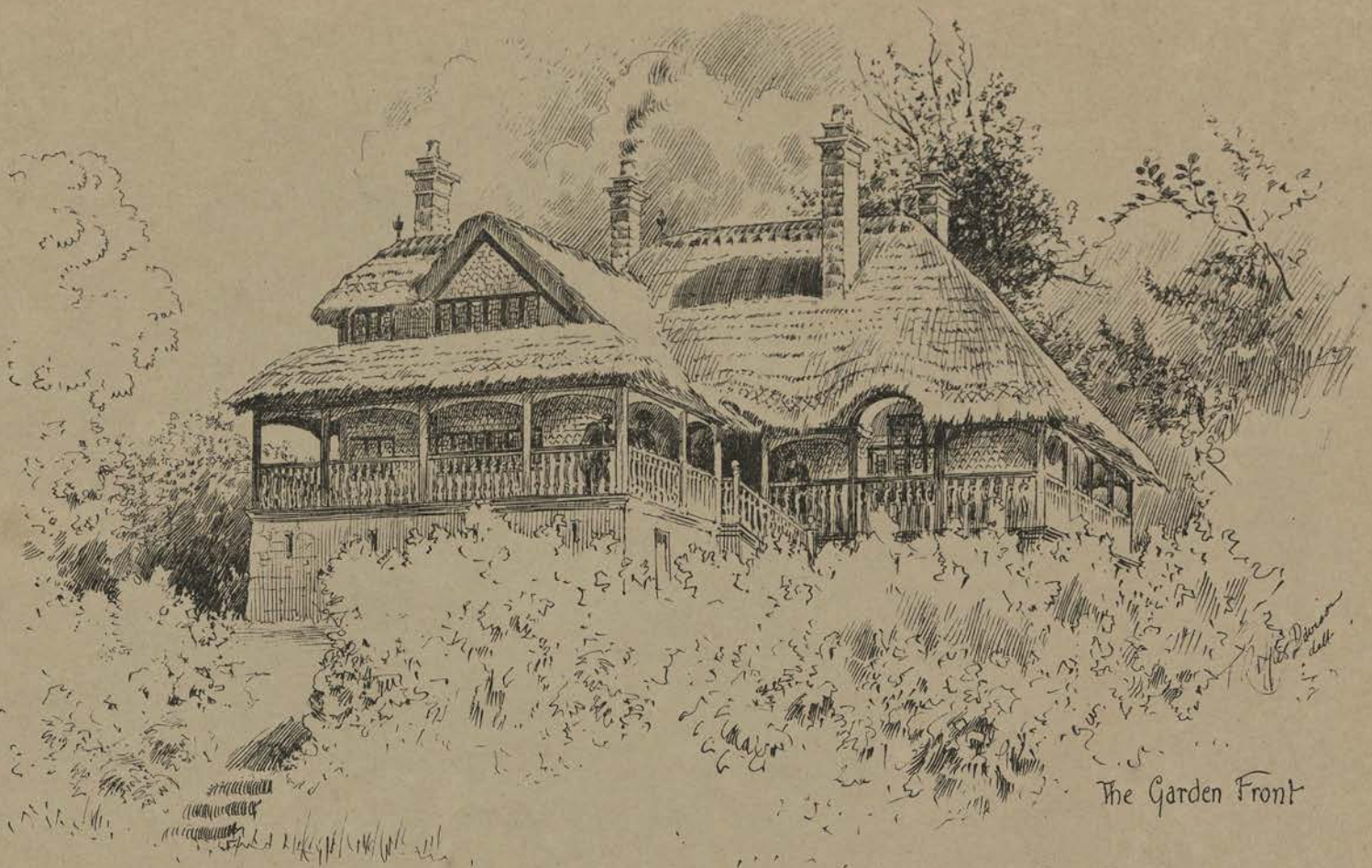
Photo-Litho. by J. Ackerman, 5, Queen Square, W.C.

House at Northwood



First Floor Plan

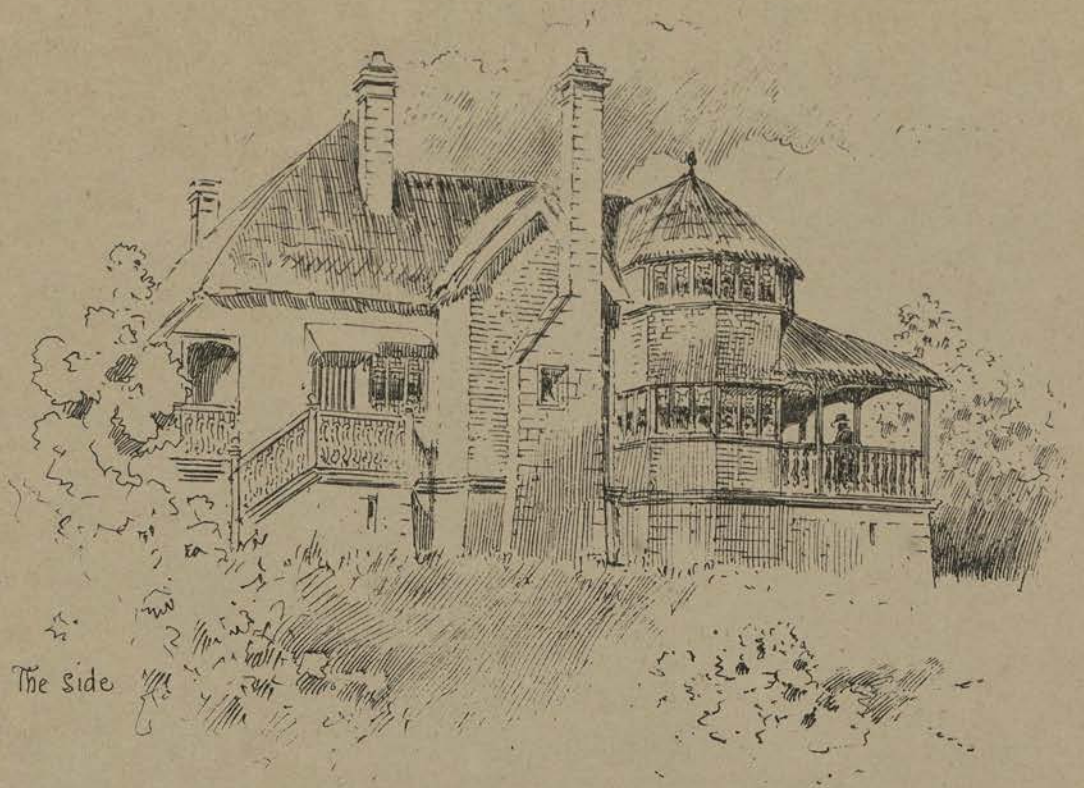
"Photo-Tint," by Messrs Akerman, London, W.C.



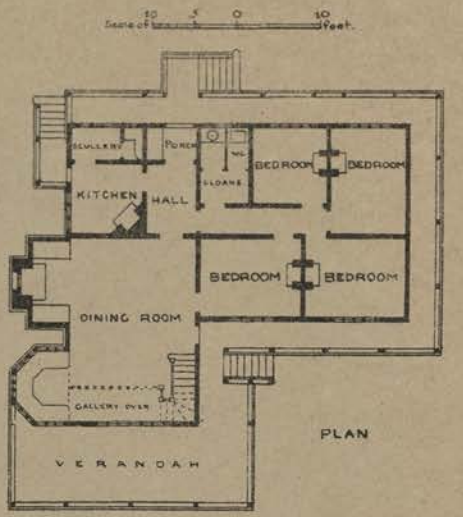
The Garden Front

Bungalow at Bellagio

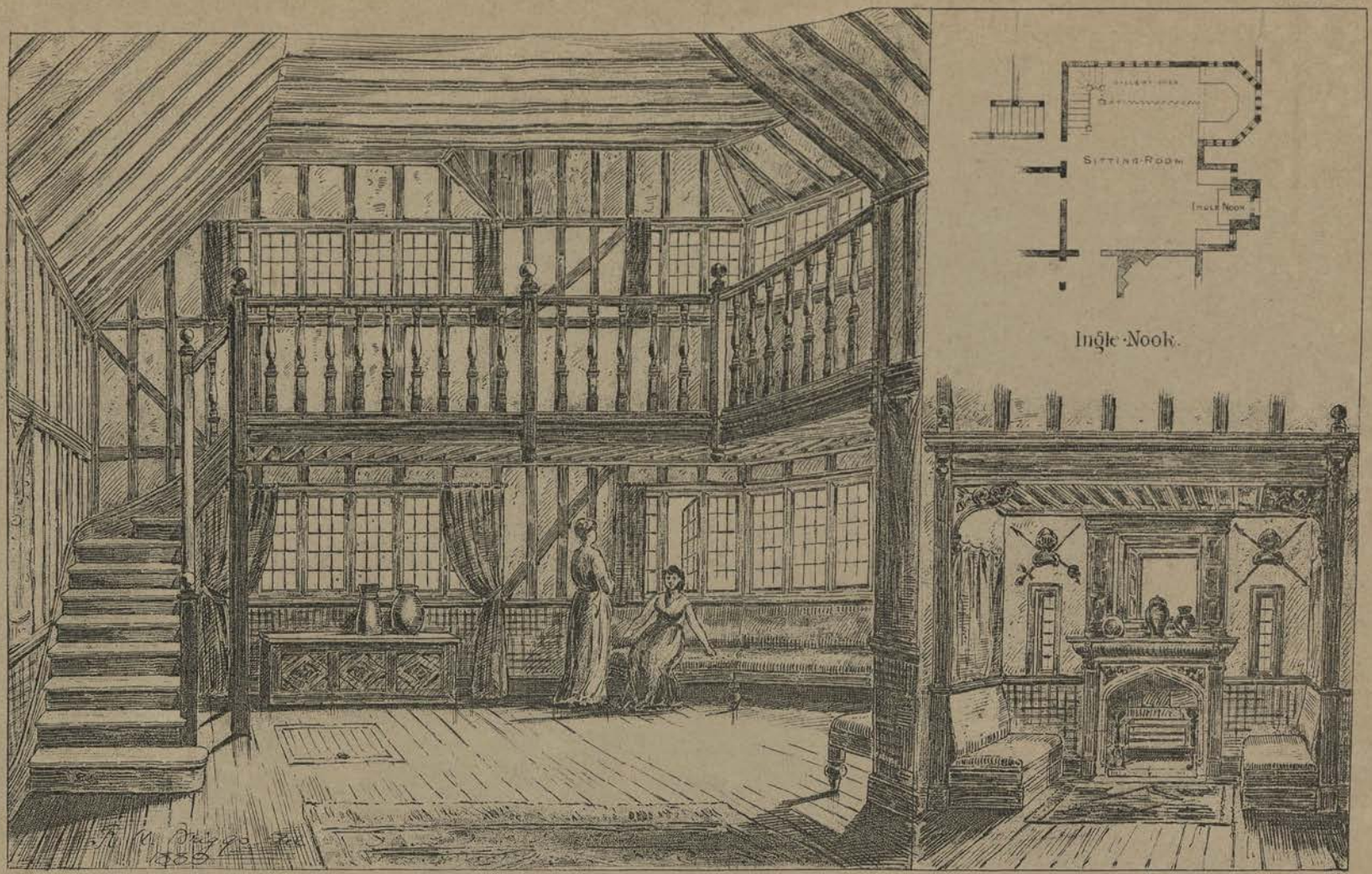
Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.



The side

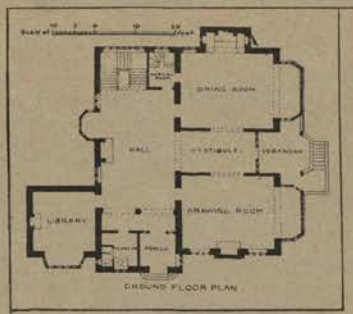


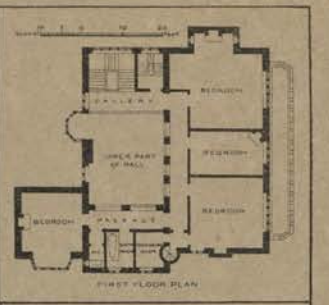
J. Akerman, Photo-lith. London



Ingle-Nook.

"PHOTO-TINT," by James Akerman, London, W.





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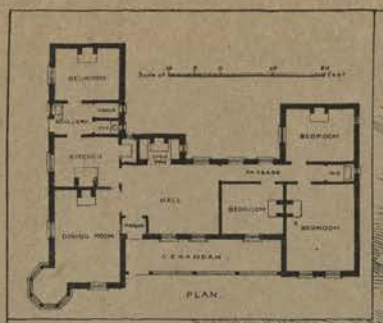
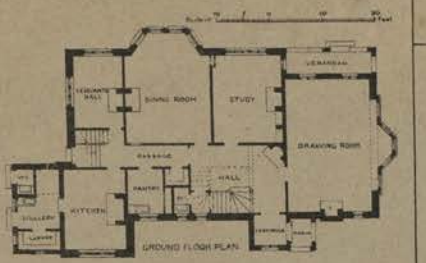


Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House · at · Maidenhead.



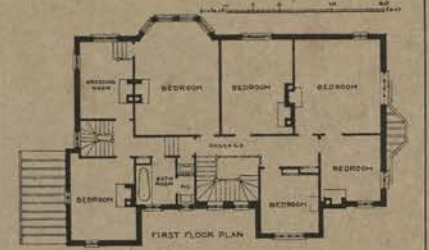
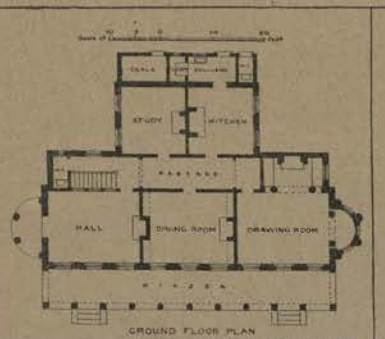


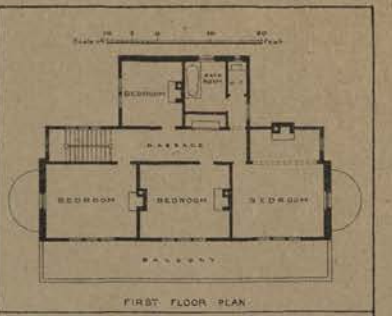
Photo-Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House at Maidenhead

Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.



GROUND FLOOR PLAN

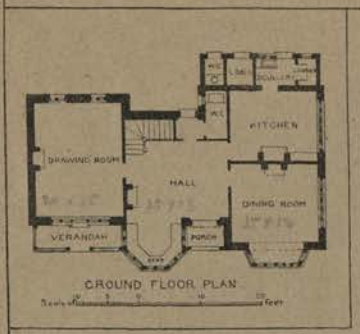


FIRST FLOOR PLAN

Photo-Lithographed & Printed by James Akerman, 6 Queen Square W.C.

Photo-Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House · at · Sutton · Surrey.



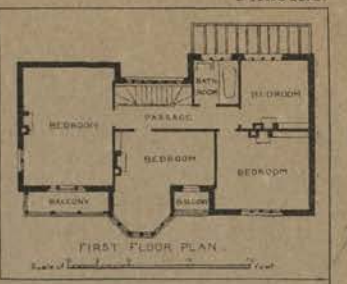


Photo Lithographed & Printed by James Akerman, 6, Queen Square W.C.

House for the
Bellaggio Estate

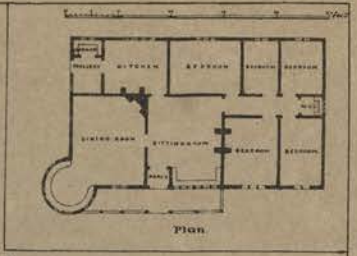


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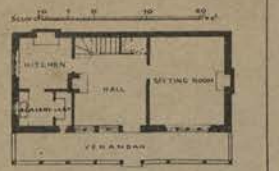
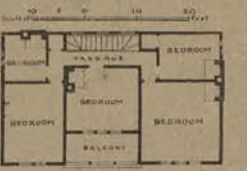
Photo-Lithographed & Printed by James Akerman, 6, Queen Square, W.C.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Photo-lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House · at · Hampstead.

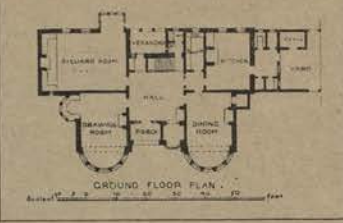
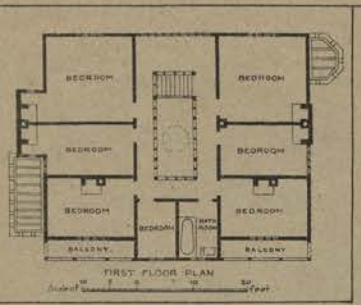
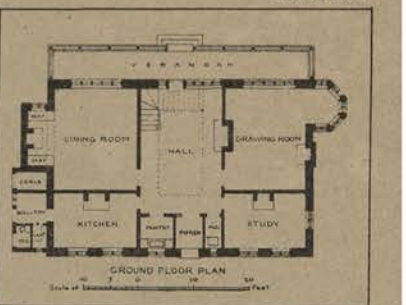


Photo lithographed & Printed by James Akerman, 6, Queen Square, W.C.





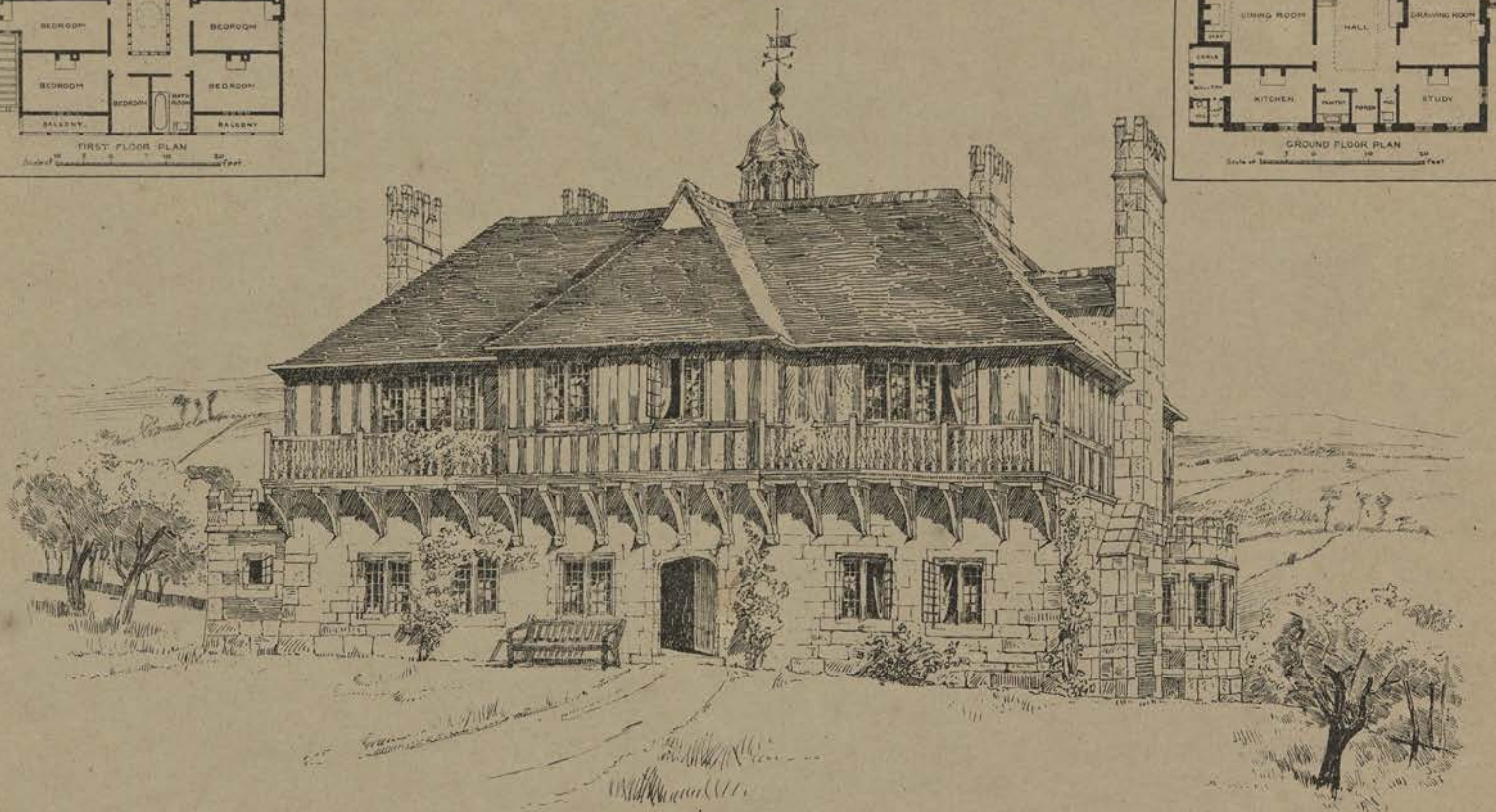
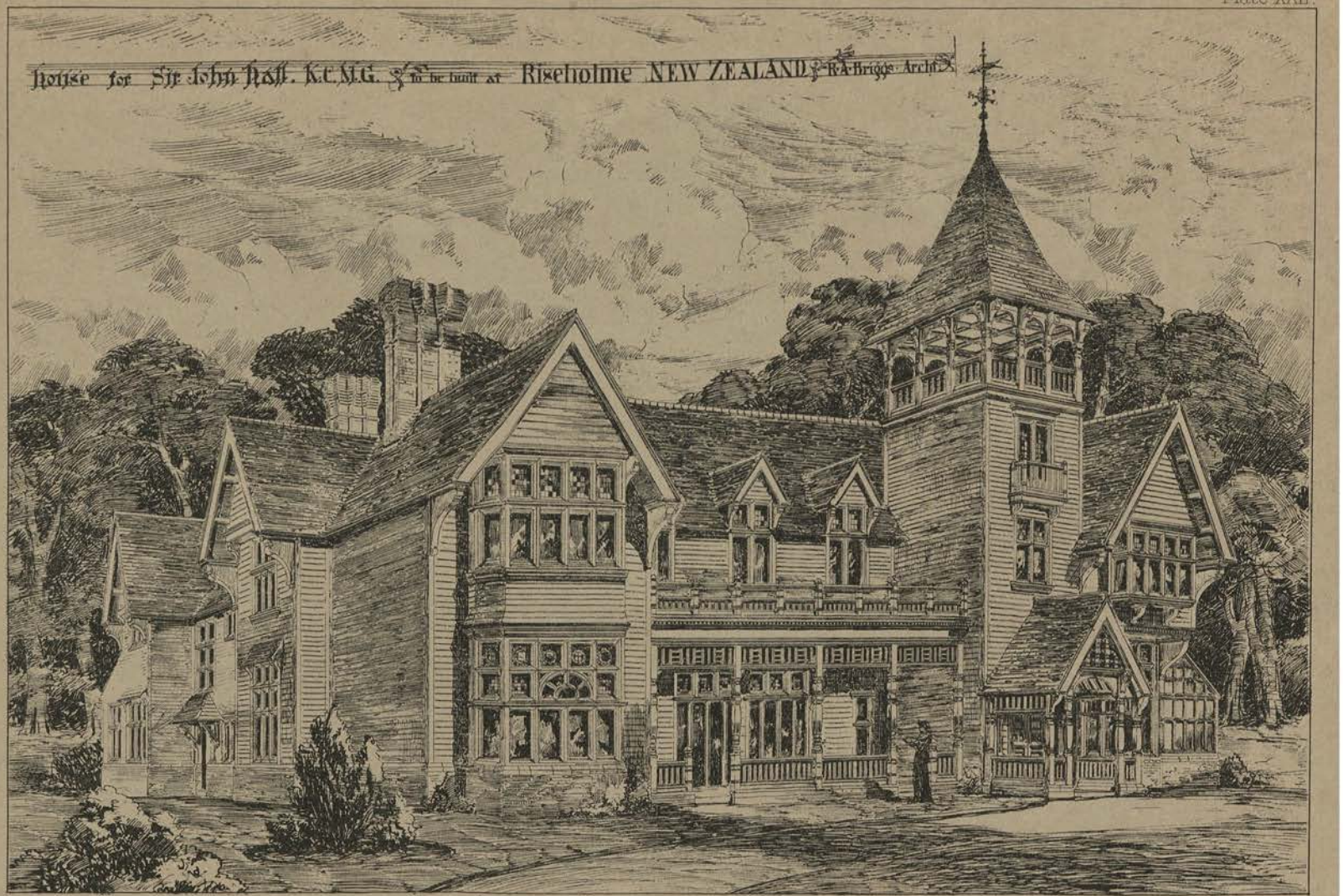


Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

Photo-Lithographed & Printed by James Akerman, 6, Queen Square W.C.

House for Sir John Hall. K.C.M.G. to be built at Riseholme NEW ZEALAND. R.A. Briggs Archt.



J. Akerman. Photo-lith. London.

HOUSE · FOR · SIR · JOHN · HALL · K.C.M.G. TO · BE · BUILT · AT · RISEHOLME · NEW · ZEALAND ·

R.A.BRIGGS. A.R.I.B.A. Archt.

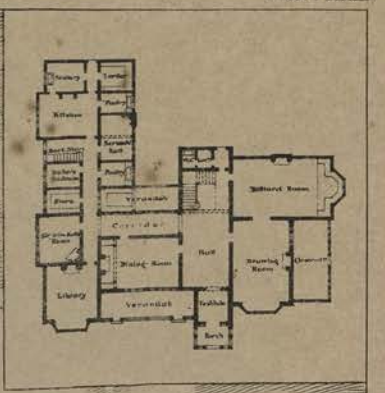
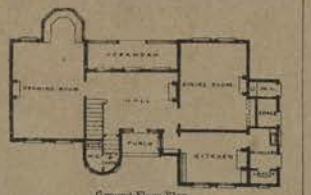


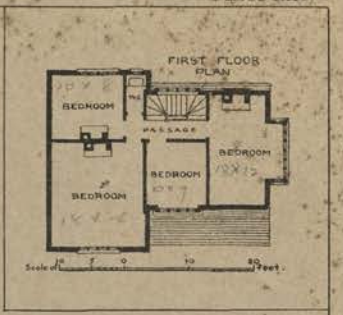
Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House for Dr Dove at Northwood



Ground Floor Plan

Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.



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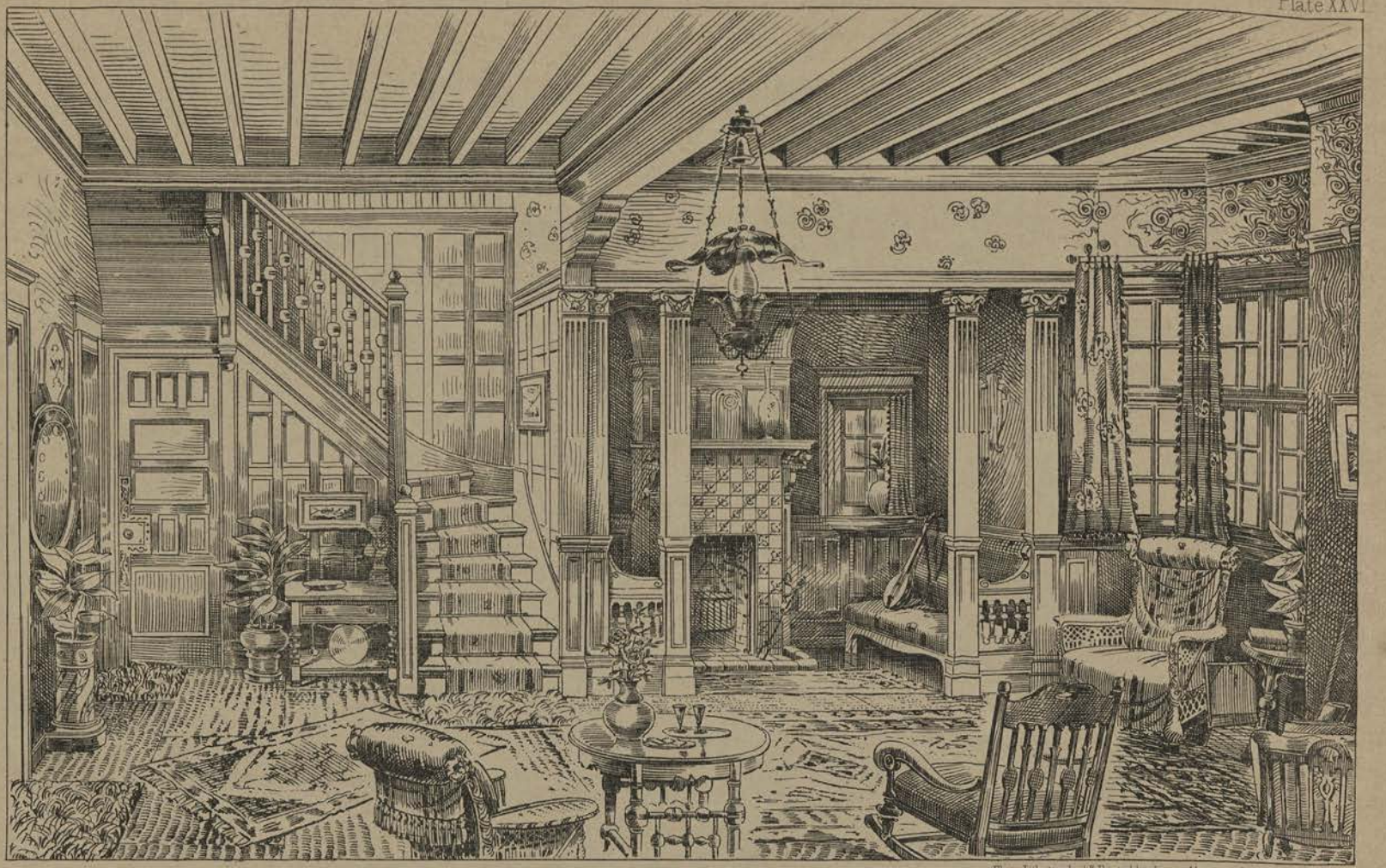
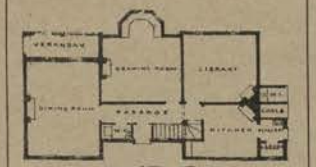
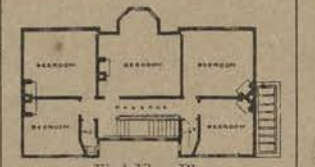


Photo-Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

House at Bellaggio



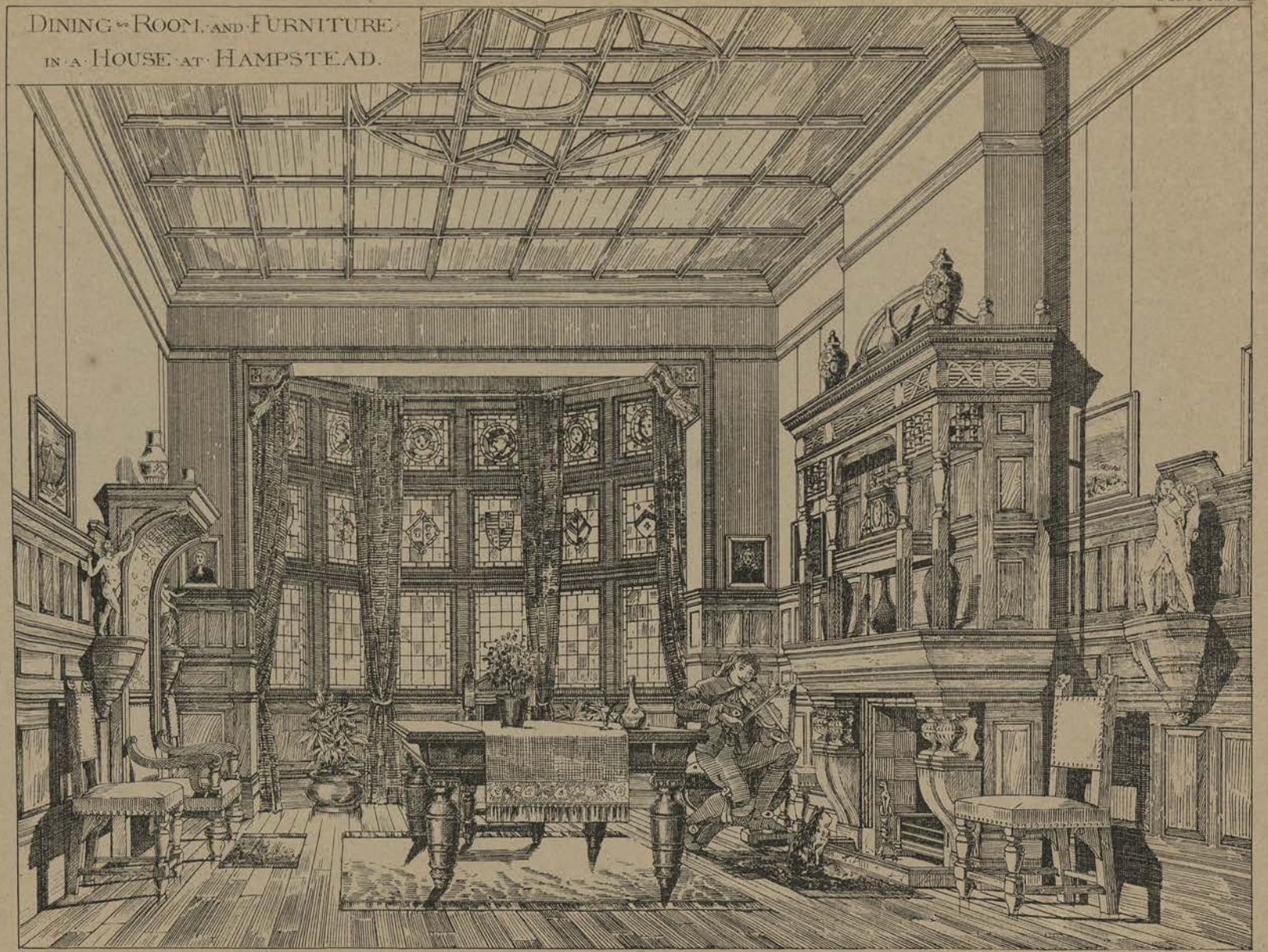
Ground Floor Plan



First Floor Plan

Photo Lithographed & Printed by James Akerman, 6, Queen Square, W.C.

DINING-ROOM AND FURNITURE IN A HOUSE AT HAMPSTEAD.



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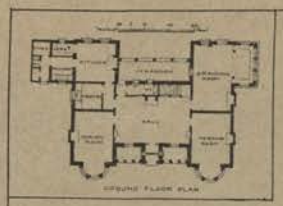

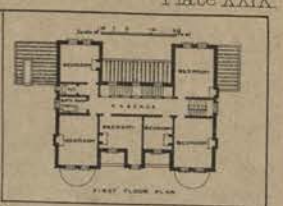

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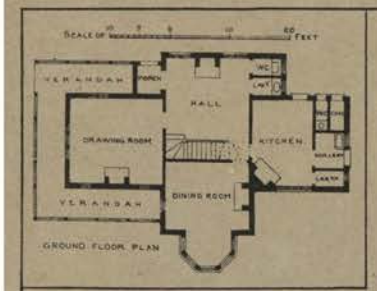


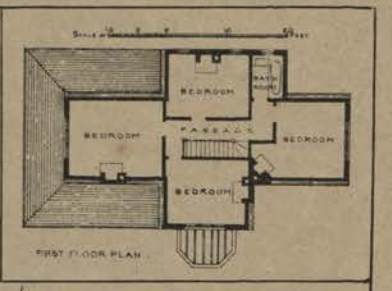
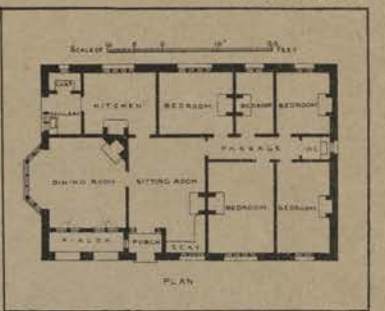


Photo Lithographed & Printed by James Akerman, 6, Queen Square, W C



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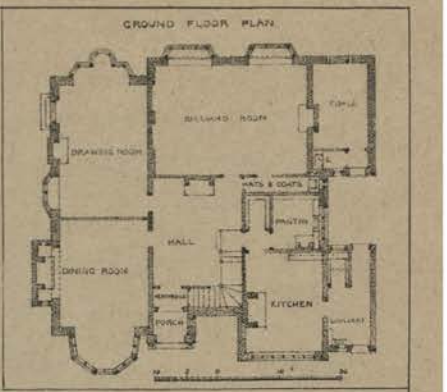
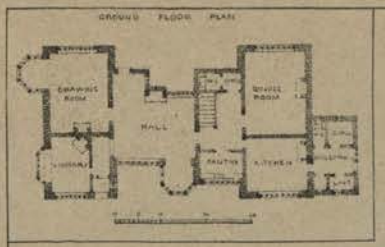
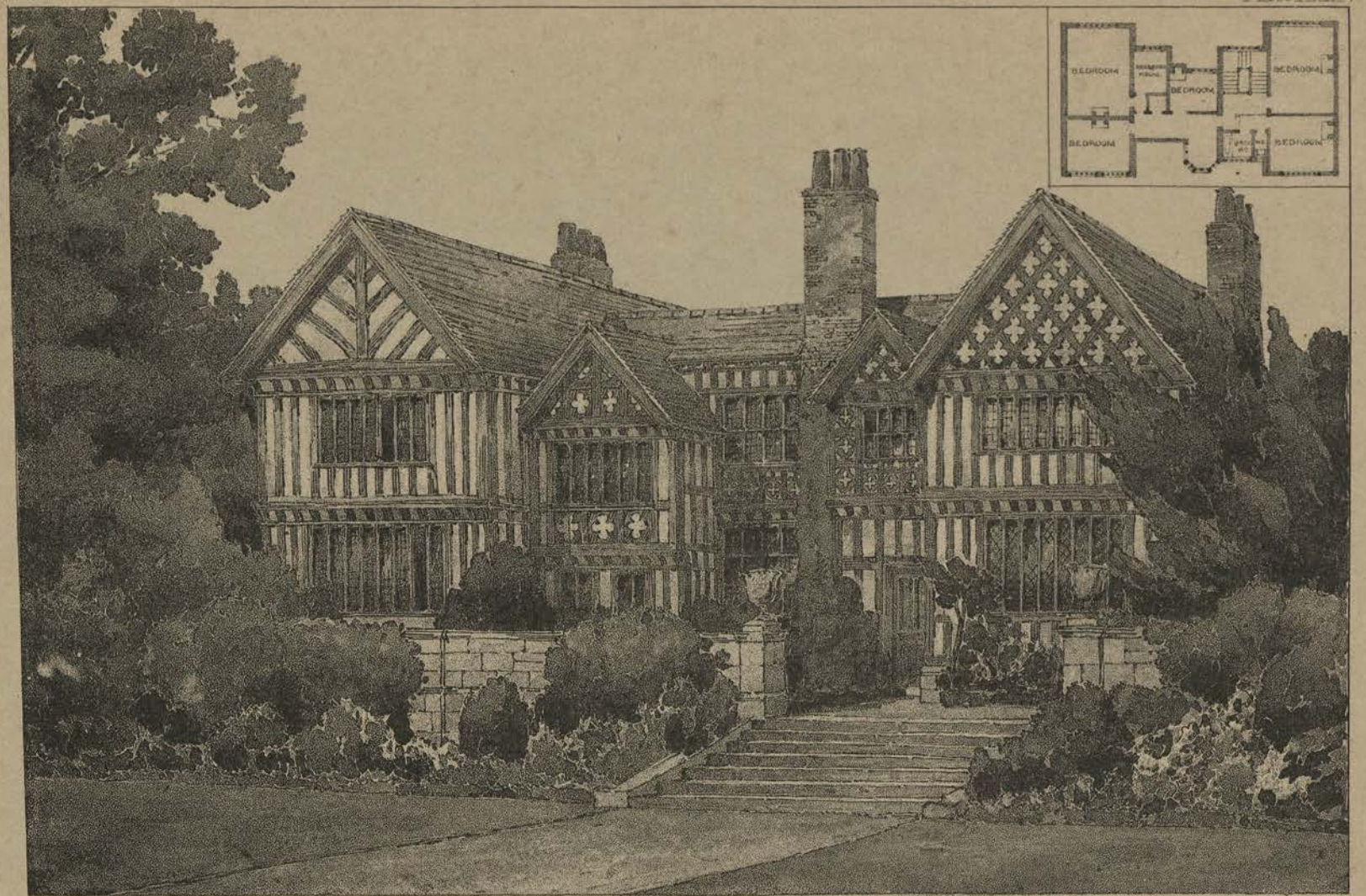


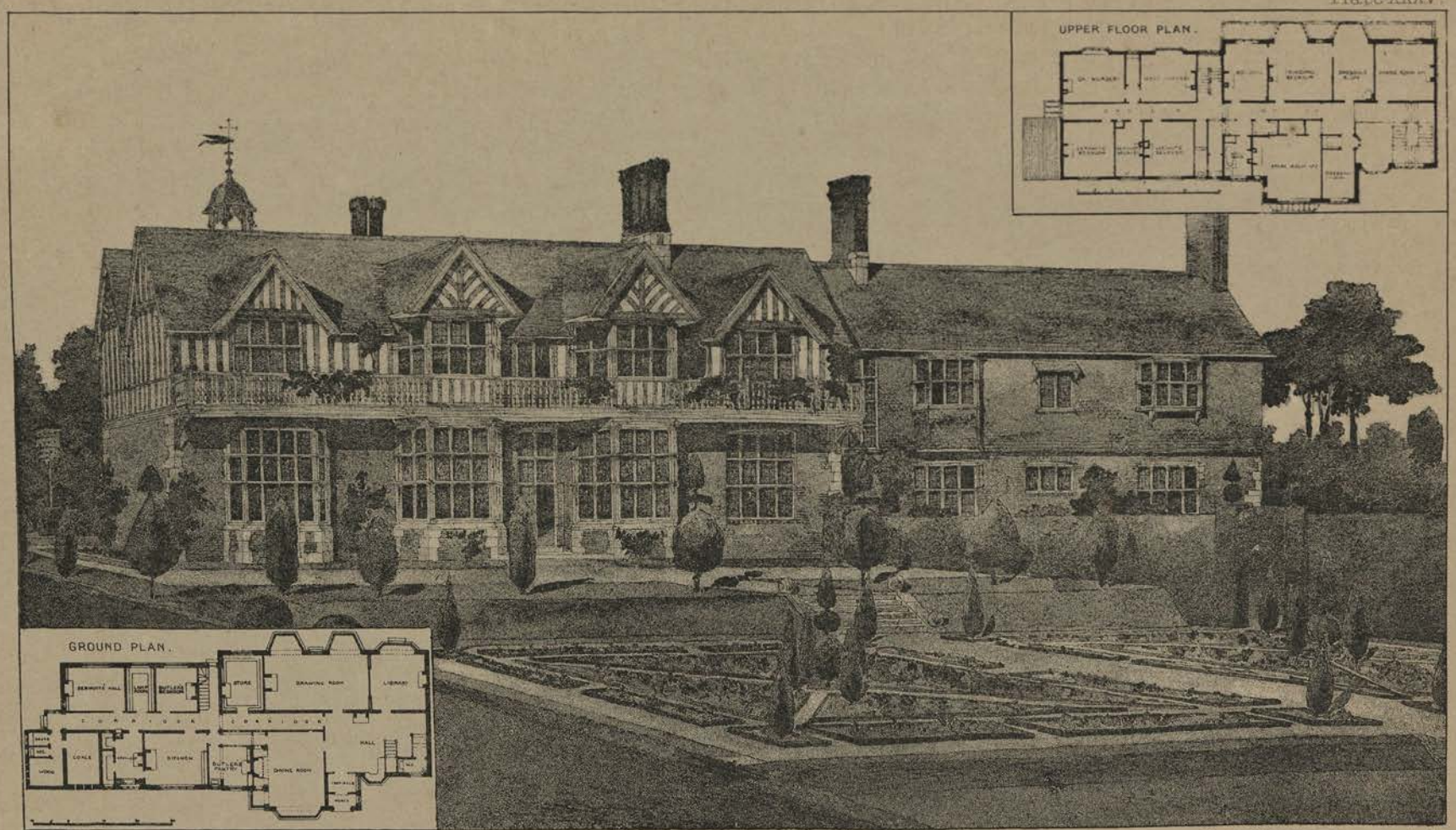
"PHOTO-TINT", by James Akerman, London, W.C.



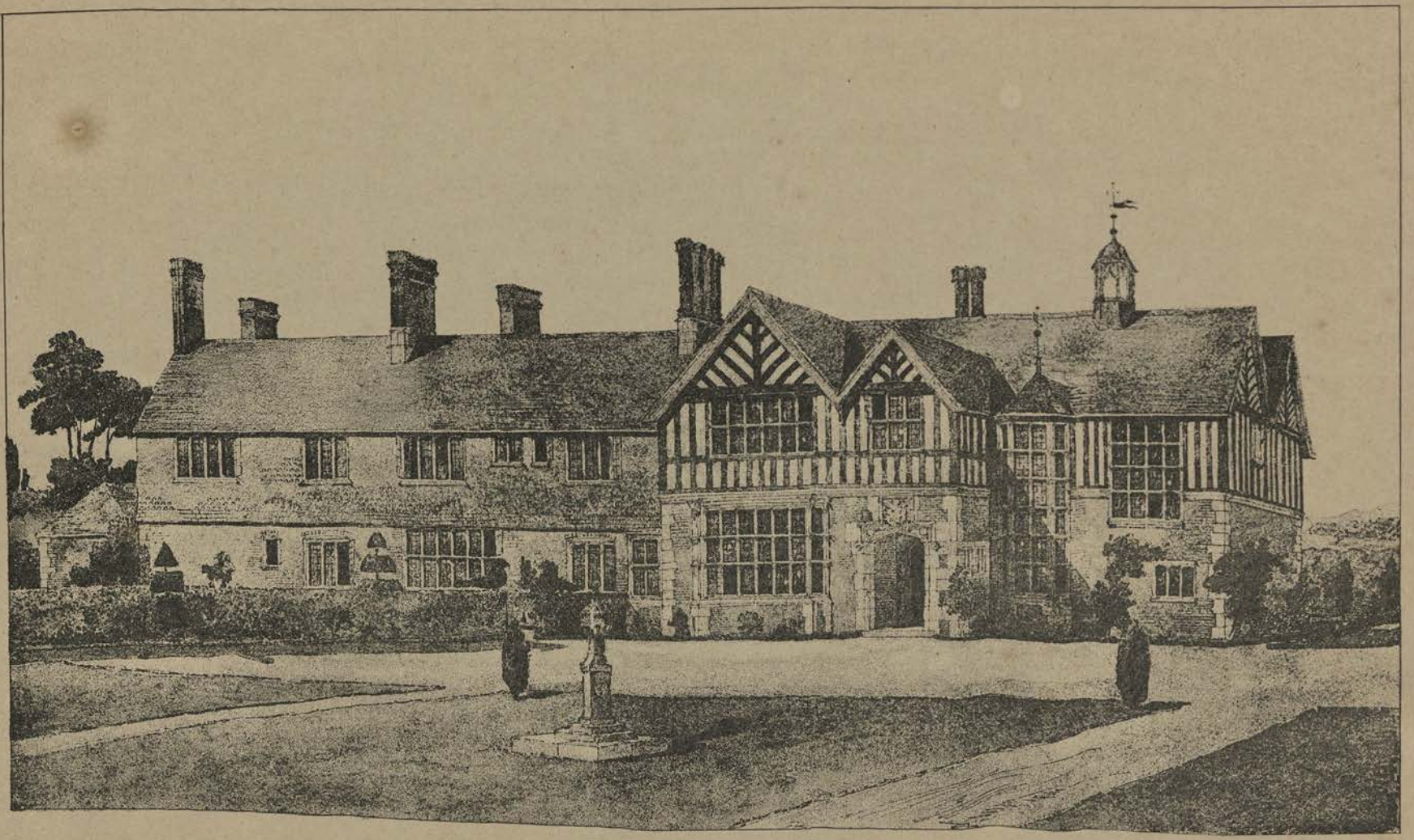
'PHOTO-TINT', by James Akerman, London, W.C.

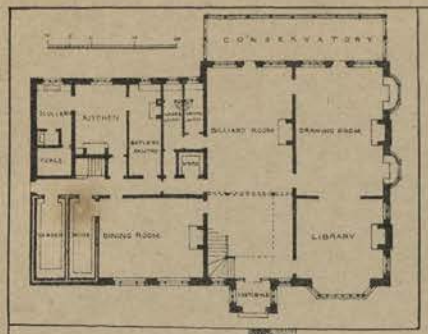


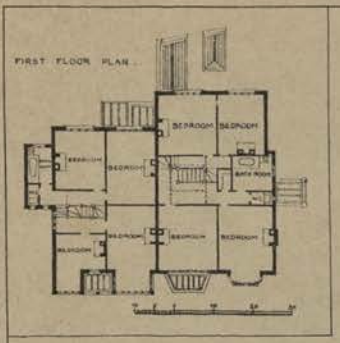
"Photo-Tint," by J. Akerman, 8, Queen Square W.C.



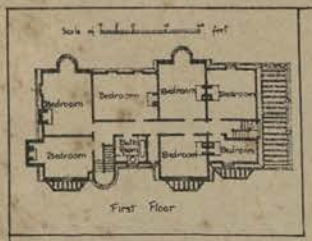
"PHOTO-TINT." by James Akerman, London W.

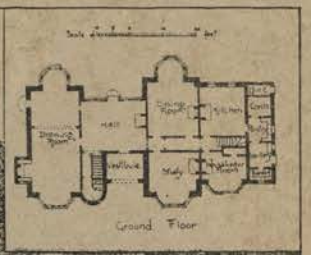



CONSERVATORY
KITCHEN
BILLIARD ROOM
DRAWING ROOM
DINING ROOM
LIBRARY



J. Akerman Photo-lith London


Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
Bedroom
First Floor


Ground Floor

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